031.0	0006	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,000 /	748,000
					USE VALUE:	748,000 /	748,000
					ASSESSED:	748,000 /	748,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ANDREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAPMAN STEPHEN M	
Owner 2:	HALE MARGARET E	
Owner 3:		
Street 1:	15 ANDREW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	FARRELL PETER -
Owner 2:	CARDELLO JENNIFER -
Street 1:	15 ANDREW ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,864 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 1642 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4864.000	291,300	4,000	452,700	748,000
Total Card	0.112	291,300	4,000	452,700	748,000
Total Parcel	0.112	291,300	4,000	452,700	748,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.65 | /Parcel: 455.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,200	4000	4,864.	452,700	747,900	747,900	Year End Roll	12/18/2019
2019	101	FV	230,500	4000	4,864.	481,000	715,500	715,500	Year End Roll	1/3/2019
2018	101	FV	230,500	4000	4,864.	350,900	585,400	585,400	Year End Roll	12/20/2017
2017	101	FV	230,500	4000	4,864.	305,600	540,100	540,100	Year End Roll	1/3/2017
2016	101	FV	230,500	4000	4,864.	260,300	494,800	494,800	Year End	1/4/2016
2015	101	FV	223,700	4000	4,864.	254,700	482,400	482,400	Year End Roll	12/11/2014
2014	101	FV	223,700	4000	4,864.	209,400	437,100	437,100	Year End Roll	12/16/2013
2013	101	FV	223,700	4000	4,864.	199,200	426,900	426,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRELL PETER	41067-122		9/30/2003		485,000	No	No		
SLOCUM RONALD	31574-211		7/8/2000		300,000	No	No		
	12185-276		4/11/1972		35,700	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2015	142	Redo Bat	4,750					Renovate existing

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
2/7/2009	Meas/Inspect	336	PATRIOT
2/24/2000	Meas/Inspect	264	PATRIOT
8/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4864		Sq. Ft.	Site		0	80.	1.16	1									452,737						452,700	

Total AC/HA: 0.11166 | Total SF/SM: 4864 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,737 | Spl Credit | Total: 452,700

User Acct

22040

GIS Ref

GIS Ref

Insp Date

02/07/09

!2629!

PRINT

Date	Time
12/10/20	18:00:20

LAST REV

Date	Time
06/13/16	09:48:16

ekelly

PAT ACCT. 2629

USER DEFINED

Prior Id # 1:	22040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28961992
Const Adj.:	1.00969899
Adj $ / SQ:	162.766
Other Features:	79300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395753
Depreciation:	104479
Depreciated Total:	291274

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

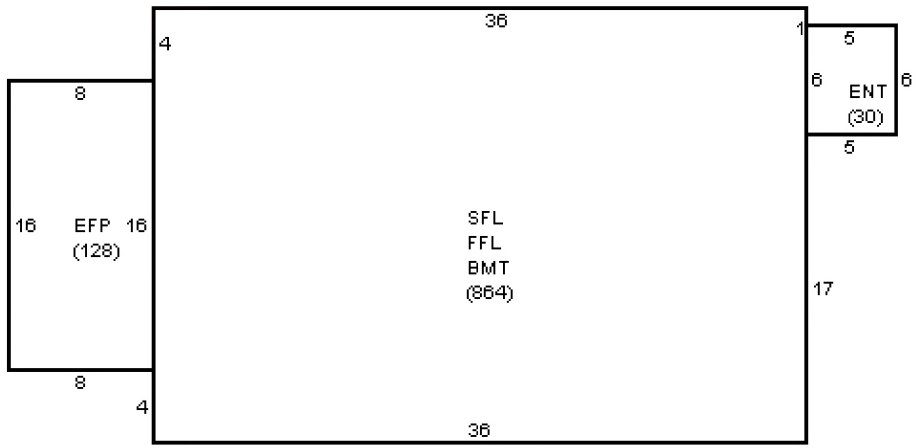
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.77
Special Features:	0	Val/Su Net:	109.35
Final Total:	291300	Val/Su SzAd	177.45

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	48.830	42,189
FFL	First Floor	864	162.770	140,630
SFL	Second Floor	778	162.770	126,567
EFP	Enclos Porch	128	48.960	6,268
ENT	ENTRY	30	26.660	800

Net Sketched Area:	2,664			Total:	316,454
Size Ad	1641.5999	Gross Are	2750	FinArea	1642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X14	A	AV	1922	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:	Total: 4,000